

Charming four bedroom house with independant chalet in Le Teich.



INFORMATION

Town:	Le Teich
Department:	Gironde
Bed:	4
Bath:	1
Floor:	104 m ²
Plot Size:	0 m ²



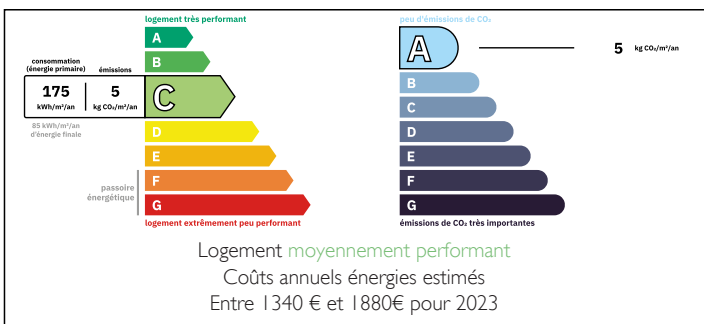
IN BRIEF

Discover this beautifully maintained home, set in a sought-after area of Le Teich, offering a peaceful living environment. It comprises four bedrooms, a bright living room with an semi open-plan kitchen, a shower room, and a WC.

You will also benefit from a charming independent wooden chalet featuring a living area with kitchen, a master bedroom, a utility room, and a WC—ideal for hosting guests or for a rental project.

A rare property, in a quiet setting, with a pleasant outdoor space.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located in a sought-after area of Le Teich, this beautifully maintained home will charm you with its peaceful, green surroundings and practical layout.

It features four bedrooms, a bright living room opening onto a terrasse area with a fireplace and a semi open kitchen creating a welcoming living space, there is also a large shower room, and a separate WC.

You can access the house via the garage/storage area or through the main entrance.

Outside, you will enjoy a pleasant garden, ideal for relaxing in a quiet and serene setting. There is a carport and ample parking.

A real highlight of the property is the independent wooden chalet of 49M², thoughtfully fitted out with a living area and an open modern fully equipped kitchen, a master bedroom, a utility room, and a separate WC.

Perfect for hosting family and friends in complete privacy or for a rental project. There is a separate entrance to the side of the property.

This property represents a great opportunity, whether as a main residence or a holiday home, in one of the most desirable areas of the Arcachon Bay.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES